

## **Minutes of the Property Sub-Committee Meeting held on 1 May 2019**

Present: Philip Atkins, OBE (Chair)

Mark Deaville

Alan White (Vice-Chairman)

Philip White

Mark Winnington

### **PART ONE**

#### **137. Declarations of Interest**

There were no declarations of interest on this occasion.

#### **138. Minutes of the Meeting held on 3 April 2019**

**RESOLVED** – That the minutes of the meeting held on 3 April 2019 be confirmed and signed by the Chairman.

#### **139. Proposed Leases to Academies**

Proposals were submitted to lease the sites of five Academies to their Trusts for a 125 year period at a peppercorn rental in line with the expectations of the Department for Education for those schools converting to academy status.

Members queried the potential for the County Council, as Landlord, to be required to meet the cost of any residual liabilities following the lease of sites.

**RESOLVED** – That:

- (a) approval be given to the grant of 125 year leases, at a peppercorn rental for the sites of five academies detailed in the schedule to the report.
- (b) Officers consider, and if necessary report on, measures which might be taken to mitigate any residual liabilities from the lease of sites.

#### **140. Proposed Lease - Former Blythe Bridge Youth Centre, Uttoxeter Road, Blythe Bridge**

The Sub-Committee considered proposals to lease the former Blythe Bridge Youth Centre to Blythe Bridge High School and Sixth Form for a 10 year period at a peppercorn rental. The proposal would allow the County Council to retain ownership of the site whilst fulfilling the stated intention at the time of the closure of Youth Centres to transfer them to their host schools.

In considering this proposed undervalue transaction, the Sub-Committee took into account the contribution which the Youth Centre makes to the promotion and improvement of the economic, social and environmental well-being of the community of Blythe Bridge and surrounding areas.

Reference was made to the proposed sale of the Staffordshire Police premises on site in view of which it was appropriate to review the proposals overall.

**RESOLVED** – That, being satisfied that the requirements of the General Disposal Consent (England) Regulations 2003 in terms of undervalue are satisfactorily met, approval be given in principle to the transfer of the Blythe Bridge Youth Centre to Blythe Bridge High School and Sixth Form for a ten year period at a peppercorn rental on the Terms now submitted; the Head of Commercial and Property, following consultation with the Cabinet Member for Commercial, to be authorised to finalise the transfer should a review of the proposal in the light of the availability of the Police Station site show that no benefit would be realised from acquiring that site.

#### **141. Exclusion of the Public**

**RESOLVED** – That the public be excluded from the meeting for the following item of business which involves the likely disclosure of exempt information as defined in the paragraph of Part 1 of Schedule 12A of the Local Government Act, 1972 indicated.

**TO AVOID DELAY IN COMPLETING THE TRANSACTION, THE CHAIRMAN  
AGREED TO THE FOLLOWING ITEM BEING DEALT WITH AS AN URGENT  
ITEM**

#### **142. Former Codsall Area Social Services Office and Day Centre - Proposed Sale (exemption paragraph 3)**

The Sub-Committee had previously approved an extension of the longstop date for the sale of the Former Codsall Area Social Services Office and Day Centre to enable the proposed purchasers to secure planning permission for development of the site.

Members considered Terms proposed by the Developer for the completion of the sale by 31 May 2019 with minimal financial risk to the Council.

**RESOLVED** – That approval be given to the sale of the Former Codsall Area Social Services Office and Day Centre to Tatton Hall Homes Limited on the Terms indicated in the report.

**Chairman**